



CITY OF
TUCSON

DEPARTMENT OF
URBAN
PLANNING &
DESIGN

July 19, 2007

To: Subscriber to the Tucson *Land Use Code (LUC)*

SUBJECT: SUPPLEMENT NO. 41 TO THE *LAND USE CODE (LUC)*

Dear Subscriber:

Enclosed is Supplement No. 41 to your copy of the City of Tucson *Land Use Code (LUC)*. An explanation of the revisions included in this Supplement is also enclosed.

This Supplement includes Ordinance No. 10414 Off-Street Loading, adopted by the Mayor and Council on June 5, 2007. In addition, some minor formatting errors have been corrected.

Please recycle and replace pages in your *LUC* as follows.

Article III. Development Regulations		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Division 4. Off-Street Loading	243-246	243-246

Appendices		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Appendix 1 - Checklist of Up-to-Date Pages	1-3	1-3

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 791-4505.

Sincerely,

Norma Stevens
Secretary

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Enclosures: Summary of Amendment
 Supplement No. 41

TUCSON *LAND USE CODE (LUC)* - SUPPLEMENT NO. 41

SUMMARY OF AMENDMENTS

ORDINANCE NO. 10414

ORDINANCE NO. 10414 (*Adopted on June 5, 2007*)

The adopted LUC amendment includes the following:

Chapter 23, *Land Use Code* (LUC) Article III, Development Regulations; Division 4, Off-Street Loading, Section 3.4.5, Required Off-Street Loading Spaces, adding a new section 3.4.5.6; and setting an effective date

- A. A street may be used for maneuvering of a delivery vehicle into, or out of, a loading space, provided it is for a use with only one (1) space, and if:
 - 1. The street is not shown on the Major Streets and Routes (MS&R) Plan; or
 - 2. The street is not a local residential street; or
 - 3. The street does not abut a residential zone within the same block or within three hundred (300) feet of the nearest point of access to the loading zone. The three hundred (300) foot distance does not apply to the opposite side of a major street.
- B. An alley may be used for maneuvering of a delivery vehicle into, and out of, a loading space, if the alley does not abut a residential zone within the same block.
- C. The loading space shall be designed so that the delivery vehicle can be maneuvered in and out of the loading space. The size of the maneuvering area shall be based on national standards for turning radii required of the vehicles for which the loading space is designed.
- D. The access route to the loading space shall have an overhead clearance of fifteen (15) feet.

3.4.4.3 Screening and Landscaping Requirements. All loading spaces shall be screened and landscaped to conform with Sec. 3.7.0, Landscaping and Screening Regulations, and Development Standard 2-06.0.

3.4.4.4 Lighting of Loading Area. If provided, lighting of a loading area shall be arranged, hooded, and controlled so that the light does not shine directly upon any residential street or adjacent residential property.

3.4.4.5 Surfacing of Loading Area. Surfacing of loading areas shall be in compliance with requirements for vehicular use areas as provided in Sec. [3.3.7.3](#).

3.4.4.6 Striping of Loading Spaces. Loading spaces shall be striped in such a manner as to distinguish the space from motor vehicle parking spaces and other uses on the site.

3.4.5 REQUIRED OFF-STREET LOADING SPACES. The number of off-street loading spaces listed for each Land Use Group is applicable for all Land Use Classes within that Land Use Group, unless a Land Use Class is listed specifically stating otherwise.

LAND USE GROUP OR CLASS	LOADING SPACES REQUIRED
Agricultural Use Group (Sec. 6.3.3)	None required.
Civic Use Group (Sec. 6.3.4)	Sec. 3.4.5.4 .
Cemetery	None required.
Educational Use	Sec. 3.4.5.4 (Ord. No. 10414 ,§1, 6/5/2007)
Elementary and Secondary Schools	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Instructional Schools	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§ 1, 6/5/2007)
Membership Organization	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Religious Use	None required.
Commercial Services Use Group (Sec. 6.3.5)	Sec. 3.4.5.3 .
Administrative and Professional Office	Sec. 3.4.5.5 . Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)

CITY OF TUCSON LAND USE CODE
ARTICLE III. DEVELOPMENT REGULATIONS
DIVISION 4. OFF-STREET LOADING

Animal Service	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Automotive Service and Repair – Minor	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Billboard	One (1) loading space required, twelve (12) feet wide by thirty-five (35) feet in length. (Ord. No. 8610, §1, 11/27/95)
Communications	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Daycare	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Financial Services	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Medical Service – Outpatient (Ord. No. 9517, §3, 2/12/01)	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Parking	None required.
Personal Service	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Technical Service	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Travelers' Accommodation, Campsite	None required.
Travelers' Accommodation, Lodging	Sec. 3.4.5.5 .
Medical Service - Major	Sec. 3.4.5.4 .
Industrial Use Group (Sec. 6.3.6)	Sec. 3.4.5.1 .
Recreation Use Group (Sec. 6.3.7)	Sec. 3.4.5.3 .
Residential Use Group (Sec. 6.3.8)	Sec. 3.4.5.4 .
Family Dwelling	None required.
Mobile Home Dwelling	None required.
Residential Care Services (under 5,000 sq. ft.)	None required.
Group Dwelling (under 5,000 sq. ft.)	None required.
Restricted Adult Activities Use Group (Sec. 6.3.9)	
Adult Recreation	The same as required for a similar Land Use Class as listed under the Recreation Use Group.
Adult Retail Trade	The same as required for a similar Land Use Class as listed under the Retail Trade Use Group.
Adult Commercial Services	The same as required for a similar Land Use Class as listed under the Commercial Services Use Group.
Adult Industrial Uses	The same as required for a similar Land Use Class as listed under the Industrial Use Group.
Retail Trade Use Group	Sec. 3.4.5.3 .
General Merchandise Sales	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414, §1, 6/5/2007)
Swap Meets and Auctions (Outdoors)	None required.
Storage Use Group (Sec. 6.3.11)	Sec. 3.4.5.2 .
Utilities Use Group (Sec. 6.3.12)	Sec. 3.4.5.1 .
Wholesaling Use Group (Sec. 6.3.13)	Sec. 3.4.5.2 .

- 3.4.5.1 Table 1. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by fifty-five (55) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 1	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-25,000
2	25,001-60,000
3	60,001-110,000
4	110,001-180,000
5	180,001-270,000
1 additional	For each additional 90,000

- 3.4.5.2 Table 2. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by fifty-five (55) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 2	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-20,000
2	20,001-50,000
3	50,001-90,000
4	90,001-130,000
1 additional	For each additional 40,000

- 3.4.5.3 Table 3. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by thirty-five (35) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 3	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-10,000
2	10,001-30,000
3	30,001-60,000
4	60,001-100,000
1 additional	For each additional 100,000

- 3.4.5.4 Table 4. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by thirty-five (35) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 4	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-25,000
2	25,001-75,000
3	75,001-150,000
1 additional	For each additional 100,000

- 3.4.5.5 Table 5. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by thirty-five (35) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 5	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-50,000
2	50,001-125,000
1 additional	For each additional 100,000

- 3.4.5.6 Table 6. Loading spaces shall be provided in the ratios listed below. The size of each space shall be ten (10) feet wide by eighteen (18) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet. The screening requirements of Section [3.4.4.3](#) can be waived when the loading zone(s) provided under this section are combined with the required vehicle parking spaces. (Ord. No. 10414 ,§2, 6/5/2007)

TABLE 6	
Number of Spaces	Gross Floor Area, Sq. Ft.
0	Less than 1,500
1	1,500 to 5,000
See table 3.4.5 for guidance	>5,000

APPENDIX 1

Checklist of Up-to-Date Pages

The following listing is included in this Code as a guide for the user to determine whether the Code volume properly reflects the latest print of each page.

In the first column, all page numbers are listed in sequence. The second column reflects the latest printing of the pages as they should appear in an up-to-date volume. When a page has been reprinted or printed as part of the supplement service, this column reflects the Supplement Number which is printed on the bottom of the page.

Page No.	Supplement No.	Page No.	Supplement No.
i, ii	22	68, 69	40
iii, iv	32	70, 71	40
v, vi	32	72, 73	32
vii, viii	16	74, 75	37
1, 2	32	76, 77	37
3, 4	32	78, 79	32
5	32	80, 81	37
6, 7	32	82, 83	32
8, 9	32	84	32
10, 11	32	85, 86	37
12, 13	32	87, 88	32
14, 15	32	89, 90	37
16, 17	37	91, 92	32
18, 19	32	92.1	32
20, 21	32	93, 94	32
22, 23	32	95, 96	32
24, 25	32	97, 98	32
26, 27	32	99, 100	32
28	32	101, 102	37
29, 30	32	103	32
31, 32	32	104, 105	37
33, 34	32	106, 107	32
35, 36	32	108, 109	37
37, 38	32	110, 111	32
38.1	deleted	112, 113	37
39, 40	32	114, 115	32
41, 42	32	116, 117	32
43, 44	32	118	32
45, 46	32	119, 120	32
46.1	32	121, 122	32
47, 48	32	123, 124	32
49, 50	32	125, 126	32
50.1	32	127, 128	32
51, 52	32	129, 130	32
52.1	32	131, 132	32
53, 54	32	133, 134	32
55, 56	32	135, 136	32
57, 58	32	137, 138	32
59, 59.1	32	139, 140	32
60, 61	37	141, 142	32
62, 63	37	143, 144	32
64, 65	32	145, 146	34
66, 67	37	147, 148	34

Page No.	Supplement No.	Page No.	Supplement No.
149, 150	34	230, 231	30
151, 152	34	232, 233	30
153, 154	34	234, 235	30
155, 155.1	34	236, 237	26
155.2, 155.3	37	238	26
155.4, 155.5	34	239, 240	11
155.6, 155.7	34	241, 242	11
155.8, 155.9	37	243, 244	41
156, 157	32	245, 246	41
158, 159	32	247, 248	23
160, 161	32	249, 250	23
161.1	deleted	251, 252	37
162, 163	32	253, 254	37
164, 165	32	255, 256	37
166, 167	32	257, 258	40
168, 169	32	259, 260	40
170, 171	32	261, 262	23
172, 173	32	263, 264	32
174, 175	32	265, 266	32
176, 177	32	267, 268	23
178, 179	32	269, 270	32
179.1, 179.2	32	271, 272	32
179.3, 179.4	32	272.1, 272.2	32
179.5, 179.6	32	273, 274	32
179.7, 179.8	32	275, 276	32
179.9, 179.10	38	276.1, 276.2	32
179.11	38	276.3, 276.4	23
179.12, 179.13	38	276.5, 276.6	32
180	32	276.7, 276.8	32
181, 182	11	276.9, 276.10	32
183, 184	30	277, 278	39
185, 186	11	279, 280	39
187, 188	23	281, 282	22
189, 190	22	283, 284	11
191, 192	11	285	32
193, 194	22	286, 287	32
195, 196	14	288, 289	33
197, 198	11	290, 291	33
199, 200	30	292, 293	33
201, 202	35	294, 295	33
203, 204	35	296, 297	33
205, 206	11	298, 298.1	33
207, 208	11	299, 300	26
209, 210	11	301, 302	23
211, 212	16	303, 304	20
213, 214	17	305, 306	20
215	11	307, 308	20
216, 217	32	309, 309.1	32
217.1	22	310, 311	32
218, 219	11	312, 313	32
220, 221	22	314, 315	23
222, 223	11	316	23
224, 225	32	317, 318	32
226, 227	32	319	23
227.1	26	320, 321	32
228, 229	11		

Page No.	Supplement No.	Page No.	Supplement No.
322, 323	33	421	Deleted
324, 325	32	422, 423	32
326, 327	32	423.1	32
328, 329	32	424	11
330, 331	32	425, 426	34
332, 333	32	427, 428	34
334, 335	32	429, 430	34
335.1, 335.2	32	431, 432	34
335.3, 335.4	32	433, 434	34
336, 337	32	435, 436	34
338, 339	32	437, 438	34
339.1	32	439, 440	37
340, 341	32	441, 442	37
342, 343	32	443, 444	37
344, 345	32	445, 446	37
346, 347	32	447, 448	34
347.1	32	449, 450	40
348, 349	32	451, 452	34
350, 350.1	32	453, 454	34
351, 352	32	455, 455.1	34
353, 354	32	455.2	Deleted
355, 356	32	456, 457	11
357, 358	32	458, 459	11
359	32	460, 461	32
360	Deleted	462, 463	24
361, 362	Deleted	464, 465	16
363, 364	Deleted		
365, 366	Deleted	500, 501	34
367, 368	Deleted	502, 503	34
369, 370	Deleted	504, 505	34
371, 372	Deleted	506, 507	34
373, 374	Deleted	508, 509	34
375, 376	Deleted	510	34
377, 378	Deleted	511	Deleted
379, 380	Deleted		
381, 382	Deleted	[1], [2]	41
383, 384	Deleted	[3]	39
385, 386	Deleted		
387, 388	Deleted		
389, 390	Deleted		
391, 392	Deleted		
393, 394	Deleted		
395, 396	Deleted		
397, 398	Deleted		
399, 400	Deleted		
401, 402	Deleted		
403, 404	Deleted		
405, 406	Deleted		
407, 408	Deleted		
409, 410	Deleted		
411, 412	Deleted		
413, 414	Deleted		
415, 416	Deleted		
417, 418	Deleted		
419, 420	Deleted		

